

125.0

0004

0001.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
671,100 / 671,100  
671,100 / 671,100  
671,100 / 671,100

## PROPERTY LOCATION

| No    | Alt No | Direction/Street/City   |
|-------|--------|-------------------------|
| 46-48 |        | BARTLETT AVE, ARLINGTON |

## OWNERSHIP

|                                       |         |   |
|---------------------------------------|---------|---|
| Owner 1: THIBAUT CONSTANTIA D/TRUSTEE | Unit #: | 2 |
| Owner 2: 48 BARTLETT REALTY TRUST     |         |   |
| Owner 3:                              |         |   |
| Street 1: 48 BARTLETT AVENUE          |         |   |
| Street 2:                             |         |   |

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y  
Postal: 02476 Type:

## PREVIOUS OWNER

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

### EXTERIOR INFORMATION

|               |                   |
|---------------|-------------------|
| Type:         | 99 - Condo Conv   |
| Sty Ht:       | 2A - 2 Sty +Attic |
| (Liv) Units:  | 1 Total: 1        |
| Foundation:   | 3 - BrickorStone  |
| Frame:        | 1 - Wood          |
| Prime Wall:   | 1 - Wood Shingle  |
| Sec Wall:     | %                 |
| Roof Struct:  | 2 - Hip           |
| Roof Cover:   | 1 - Asphalt Shgl  |
| Color:        | GREY              |
| View / Desir: | N - NONE          |

### BATH FEATURES

|            |   |              |  |
|------------|---|--------------|--|
| Full Bath: | 1 | Rating: Good | CONDO CONVERSION 11/95, Building Number 1. |
| A Bath:    |   | Rating:      |  |
| 3/4 Bath:  |   | Rating:      |  |
| A 3QBth:   |   | Rating:      |  |
| 1/2 Bath:  | 0 | Rating: Good |  |
| A HBth:    |   | Rating:      |  |
| OthrFix:   |   | Rating:      |  |

### SKETCH

### RESIDENTIAL GRID

|              |                                 |           |
|--------------|---------------------------------|-----------|
| 1st Res Grid | Desc: Line 1                    | # Units 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |           |
| Other        |                                 |           |
| Upper        |                                 |           |
| Lvl 2        |                                 |           |
| Lvl 1        |                                 |           |
| Lower        |                                 |           |
| Totals       | RMS: 8                          | BRs: 3    |
|              | Baths: 1                        | HB: 0     |

### GENERAL INFORMATION

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1910        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdict:    | G4          |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

### INTERIOR INFORMATION

|               |               |
|---------------|---------------|
| Avg Ht/FL:    | STD           |
| Prim Int Wal  | 2 - Plaster   |
| Sec Int Wall: | %             |
| Partition:    | T - Typical   |
| Prim Floors:  | 3 - Hardwood  |
| Sec Floors:   | %             |
| Bsmnt Flr:    | 12 - Concrete |
| Subfloor:     |               |
| Bsmnt Gar:    |               |
| Electric:     | 3 - Typical   |
| Insulation:   | 2 - Typical   |
| Int vs Ext:   | S             |
| Heat Fuel:    | 1 - Oil       |
| Heat Type:    | 5 - Steam     |
| # Heat Sys:   | 1             |
| % Heated:     | 100           |
| % AC:         |               |
| Solar HW:     | NO            |
| Central Vac:  | NO            |
| % Com Wal     | % Sprinkled   |

### DEPRECIATION

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 18. % |
| Functional: |           | %     |
| Economic:   |           | %     |
| Special:    |           | %     |
| Override:   |           | %     |
| Total:      | 18.6      | %     |

### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 305.00     |
| Size Adj.:         | 1.12792444 |
| Const Adj.:        | 0.99980003 |
| Adj \$ / SQ:       | 343.948    |
| Other Features:    | 68750      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 824404     |
| Depreciation:      | 153339     |
| Depreciated Total: | 671065     |

### COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        | AvRate:   | Ind.Val      |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| Juris. Factor:    | 1.00      | Before Depr: | 343.95 |            |
| Special Features: | 0         | Val/Su Net:  | 305.46 |            |
| Final Total:      | 671100    | Val/Su SzAd: | 305.46 |            |

### PARCEL ID

125.0-0004-0001.B

Total:

8

Total:

### IMAGE



AssessPro Patriot Properties, Inc

### MOBILE HOME

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

More: N

Total Yard Items:

Total Special Features: